wtgunson

commercial property consultants

TO LET



GROUND FLOOR COMMERCIAL UNIT
152.4M² (1,640 SQ FT)

Vendor House
223 Ordsall Lane
Salford
Manchester M5 4TT

- Located in a new build residential development
- Return frontage
- Suitable for a variety of uses under 'class E'

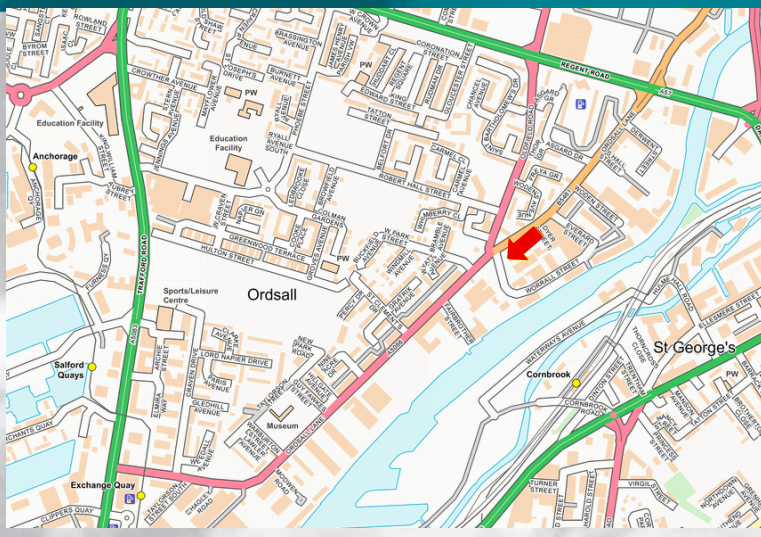
0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is located on Ordsall Lane, which provides easy access to Manchester City Centre, 1 mile to the north, and Salford Quays, ¾ of a mile to the east. The surrounding area has seen much residential development in recent years and is an increasingly sought after location.



DESCRIPTION

The property comprises a ground floor commercial unit located in the Merchant's Wharf development on Ordsall Lane, with return frontage onto Worrall Street. The unit is currently in shell condition.

ACCOMMODATION

We have been provided with the following floor area by our client which is on a gross internal basis:

152.4m2 / 1,640 sq ft

BUSINESS RATES

TBC

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of **£27,000 per annum**.

SERVICE CHARGE/BUILDING INSURANCE

Please note a service charge will be payable which is inclusive of buildings insurance.

EPC

A copy of the EPC is available on request.

VAT

We understand that VAT is applicable.

VIEWING

By appointment only with the sole agents:

W T GUNSON

Josh Hill
josh.hill@wtgunson.co.uk

TEL: 0161 833 9797

Date of Preparation: August 2025

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

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